

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, November 21, 2017 at the Beaver County Courthouse in the Planning Commission Conference Room.

* * * * *

Present: Ms. Charlton; Messrs Bragg, Mitch, Rosatone, Ruppen, and Stuber

Absent: Ms. Vannoy and Messrs. Economos & Farmer

Staff: Lance Grable Director, B C Office of Planning and Redevelopment
Joseph C. West Planning Director & Asst. Director of BC Office of Planning & Redevelopment
Susan M. Jamery Senior Administrative Assistant
Frank Vescio Planning Assistant/GIS Coordinator
Dan Distler Environmental Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests: BC Commissioner Chairman, Sandie Egley, and Katie Staudenmeier, of BC Conservation District

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Ruppen to approve the minutes of the October 17, 2017 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted: Storm water Management Project (Act 167) – Nothing to report.

Floodplain – Nothing to report.

Ohio River Trail – Nothing to report.

Beaver County Comp Rec Plan – Nothing to report.

EPA Brownfields Coalition Assessment Grant – Invoice 16002-14 processed for payment. Quarterly report was sent to EPA on 10-26-17. Joe signed the DBE/WBE Utilization Report and the Federal Financial Report. Meeting with Aliquippa and Center Twp regarding the Aliquippa Dump Site. Lance & Mr. Wetzel working on Ohio River Brownfields Corridor-wide Project Booklet.

GIS Update – Frank & Dan continue to work on the building footprints. Steve Benner met with staff regarding Pictometry. Michael Baker is teaching the process of ROD image training.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

BC Hazardous Mitigation Update – Nothing to report.

MS4 – Beginning MS4 General Permit Renewal.

Beaver County Comprehensive Plan Update – Nothing to report.

Ohio River Regional Partnership – Nothing to report.

Transportation – Joe W and Mr. Rosatone attended a Long Range Plan Task Force Workshop on 11-1-17. Public Participation Panel meeting is 11-15-17 at 3 pm in BOC meeting room.

CCBC Housing – Nothing to report.

NEW BUSINESS

Subdivisions for Review (Major)

Jetlag Plan	Mazza Subdiviv Plan	Semonik-Daugherty Pl	Bet Tech Indus Pk Rev 2
Center Twp 3 Lots	Center Twp 3 Lots	Economy Boro 5 Lots	Hopewell Twp 13 Lots

Merrick Art Gallery Pl	Kotuba Plan
New Brighton Boro 4 Lots	North Sewickley Twp 3 Lots

After staff's review, a motion was made by Mr. Bragg and seconded by Ms. Charlton to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Review and Report (No Municipal Subdivision Ordinance)

Sisters of St. Joseph Activities Bldg Plan	Harmony Partners Consol Pl
Baden Boro 2 Lots	Harmony Twp 4 Lots

After staff's review, a motion was made by Mr. Bragg and seconded by Mr. Mitch to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Subdivisions for Review (Minor)

Aspen Fields Pl Ph IV Rev 1	County of Beaver Subdiv	Minton Farm Subdiv	Raida-Keister Pl
Brighton Twp	Brighton Twp	Independence Twp	Marion Twp

Woodward, Popp, Caimiri Pl	Francona Consol Pl	Douglass Place Rev	Sainovich Plan	Lodovico Plan
Monaca Boro	New Brighton Boro	North Sewickley Twp	Ohioville Boro	Patterson Twp

Proposed Land Developments

Big Beaver Boro – Big Beaver-Koppel Distribution Center Public Roadway LD (Wesex Corp)

Hopewell Twp – Bet Tech Intermodal Redev LD

Hopewell Twp – Shadow Lakes LD

After staff's review, a motion was made by Mr. Mitch and seconded by Mr. Stuber to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Notifications

Air Quality Permits

Aliquippa – Aliquippa Terminals – facility at 100 Woodlawn Road.

Encroachment Permits

Brighton Twp – Beaver County – Bradys Run Park Pedestrian Bridge Project

Center Twp – PennDOT – SR 0018, Section B53 Project

Hanover Twp – MarkWest Midstream - Fay Wells to Mazure Pipeline Project

New Brighton Boro - Columbia Gas of PA – Pittsfield Alley Rd. Pipeline Relocation Project

New Sewickley Twp – PennEnergy Resources, LLC – B39 Temporary Waterline Project

North Sewickley Twp – PennDOT – SR 1005-B03 Culvert Replacement Project

Rochester Twp – Columbia Gas of PA, Inc. – D-86 Pipeline Maintenance Project

NPDES Permits

Ambridge Boro – Ambridge Mun Auth – Ambridge Sewage Treatment Plant Project

Big Beaver Boro – Columbia Gas of PA, Inc. – D-1447 Pipeline Project

Brighton Twp – Brighton Twp Mun Auth – SR 4028 Tuscarawas Rd Waterline Replacement Project

Rochester Boro – Rochester Area Joint Sewer Auth – Wastewater Treatment Plant Upgrade Project

Shippingport Boro – FirstEnergy – Bruce Mansfield Substation Security Project

Vanport Twp – George J. Howe Company - CBS Corporation Facility

Oil & Gas Permits

Economy Boro – PennEnergy Resources, LLC – PER B50 Well Pad Project

Independence Twp – MarkWest Liberty Midstream – Ziolkowski to Smith Pipeline Major Modification

New Sewickley Twp – PennEnergy Resources LLC – PER B24 3H Well Permit Project

South Beaver Twp – Chesapeake Energy – ESCGP – 2 Permitting – DBC Location Project

Water Supply Permit

Potter/Center Twp – Center Twp Water Auth – Ohio River Water Intake Project

Other

GIF Permit – Shell Chemical Appalachia LLC – Application to construct water treatment plant – Potter Twp

10-10-17 PA DEP ltr – re: Abandoned Mine Reclamation Project – Homewood Southeast Project- North Sewickley Twp

10-18-17 National Fuel ltr – re: Pipeline in Potter & Center Twp (Shell Chemical Appalachia LLC Facility)

10-11-17 PA DEP ltr – re: Water Management Plan – Revised Application – PennEnergy - for Oil & Gas Management Purposes

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Brighton Twp Mun Auth – SR 4028 Tuscarawas Rd. Waterline Replacement Project – Brighton Twp & NPDES permit (R)
- PennDOT – SR 0018, Section B53 (betterment of Brodhead Rd) Project – Center Twp & encroachment permit (R)
- FirstEnergy - Bruce Mansfield Substation Security Project – Shippingport Boro (R)
- Rochester Area Joint Sewer Auth – Wastewater Treatment Plant Upgrade Project & NPDES permit – Rochester Boro (A)
- Monaca Boro – Support letter for the INFRA Grant Application (Monaca Gateway Project) (A)

A motion was made by Mr. Stuber and seconded by Mr. Bragg to accept/ratify the above letter and the motion carried unanimously.

Miscellaneous/Informational

- Nomination of Officers for 2018 – Mr. Rosatone appointed Mr. Bragg, Mr. Mitch and Mr. Ruppen to the nominating committee and they will report at the next meeting. A motion accepting this was made by Mr. Stuber and seconded by Ms. Charlton. Motion carried unanimously.
- Mr. Mitch, Mr. Rosatone & Mr. Stuber were all re-appointed by the BOC to the BCPC board with terms expiring 12/31/2021.
- BOC Ms. Egley suggested the Board review the By-Laws concerning nominations, board member terms, etc. The Board explained that the by-laws had been reviewed within the last few years.
- BOC Ms. Egley suggested that in the Spring, the Board members and staff go on a site visit to the CED project site as well as other such sites, as this will help the Board and staff have available sites in mind if/when asked by developers seeking property to develop.

ADJOURNMENT

There being no further business, Mr. Stuber made the motion to adjourn and Ms. Charlton seconded. Motion carried unanimously and the meeting was adjourned.

